



DUMFRIES, VIRGINIA

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Planning Commission Minutes 08/10/2015

Due to lack of quorum the formal meeting was canceled and only a work session was held.

WORK SESSION 6:00 pm

Present: Arshad, Padberg, Miles

Parkside at Dumfries CUP Development Application

The Engineering Group presented on their CUP application to allow for 4 floors of residential over ground floor commercial. Applicants proposed a public kayak launch at Quantico Creek. All details of project can be found in staff report from 7/13/2015 and 8/10/15. All members of the PC were satisfied with the proposed CUP. PC members would like to see connectivity between the project and Garrison Park. It was noted that there will be under 56 units, and the development will generate 985 trips per day, which falls under the threshold requiring a Transportation Impact Analysis.

Padberg is in support of approval of the CUP. Need to be mindful of traffic impacts.

Miles is concerned about the Traffic, but supports the project.

Arshad wants an explanation for effects on Fraley Boulevard and wants clarification for 70-250, 50' setback from right-of-way. Does the r-o-w apply to Dr. David Cline Lane?

- The R-o-W does not apply because Dr. David Cline doesn't extend the whole length of the back side of the lot, and does not meet the definition of front yard, therefore is not required to meet the Setback as defined in Town Code.

Arshad wants to see stormwater runoff calculations and a report for potential flooding and changes.

- This will be addressed at the Site Plan review phase.

Discussion on Off-street Parking

Should the Town simply follow the PWC regulations for lot coverage? PC discussed following PWC regulations from chapter 32-300.02(d) which state:

(d) Location and area of vehicle parking and storage on lots less than one acre. All vehicles that are permitted to be parked or stored on residential properties of one acre or less shall be parked or stored only on areas that are improved in accordance with section 600 of the design and construction standards manual. Such parking or storage areas and similarly improved driveways shall not occupy more than 35 percent of or 720 square feet of the minimum required front yard, whichever is greater.

(1) In the case of pipestem lots, areas that are contained within the ingress and egress easement shall not be included when calculating the coverage of the front yard by parking areas and driveways.

(2) *This maximum coverage requirement may be varied as a part of the consideration of a modified dwelling unit type requested pursuant to subsection 32-306.12.2. or 32-306.12.5.*

The following changes were made to the document:

- Paragraph 2 under existing residential development" the word driveway replaced lots in the first two instances.
- Paragraph 4, first sentence, "unless a more restrictive overlay district applies," was deleted.
- Paragraph 1, the last sentence was added stating, "gravel surfacing must be equal to the footprint of the vehicle being parked."
- Paragraph 1, second sentence, the following language was added, "Gravel parking surfaces shall count towards the 30% coverage lot limitations."
- Paragraph 1, first sentence, "R-1 & R-2" were inserted to emphasize that the language does not pertain to high density residential, commercial, or industrial districts.

Open Forum

PC discussed the audio recordings and video recordings.

WORK SESSION ADJOURNMENT: 7:44



Christopher Padberg, Chair